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BIBLIOGRAPHY OF IMPORTANT MATERIAL ON THE REGIONAL CENTER

(Prepared for the Special Task Force on the Regional Center)

I Published or mimeographed reports and related material produced by Boston City Planning Board.

(1) Levine, Orent, & Savitzsky. CBD Study.

(a) A General Plan for the Central Business District, 1960. Published for general distribution after extensive staff review--therefore this report is the closest thing we have to an policy statement on the CBD. See also mimeo drafts 1, 2, & 3 (Orent's file) for useful ideas eliminated in the final draft.

(b) Large scale sketch plans of CBD (in color on illustration board, one each) of proposed land use, circulation for CBD, circulation for regional center, and public open space. Staff studies done in 1959 to provide a detailed basis for CBD report. Sketch plans in the report are generalizations of these. (Orent's custody).

(c) Sketch plans of CBD proposed land use, circulation, transportation, floor space, FAR, and treatment done by Savitzsky and others 1958-59. These sketches show the conception and development of many ideas that went into the published report plus graphic summaries of existing conditions. (Orent's custody).

(d) Statistical appendix to CBD report, summarizing data on floor space and land use--not reproduced (Orent's file).

(2) District General Plan Reports: BCPB staff studies made during 1960, consisting of mimeo. reports and sketches in portfolio. The City was divided into 11 districts (see map of Boston planning districts). Two planners were assigned to each district to stucy it and make a preliminary plan. Each plan underwent one staff review session, but there was no follow-up planning effort, feed-back, or subsequent review.

CBD
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(a) Central Boston: District 1, comprising geographically the CBD and surrounding residential areas out to the approximate line of the Inner Belt, and comprising functionally the "regional center".
(1) Mimeographed report
(2) Sketch plans and diagrams (Barbour's file)
(3) Statistical summaries of land use, population, and housing (Barbour's file - to be typed)
(4) Chart of housing needs by Hullinger (Barbour's file)

(b) Fenway - Jamaica Plain: District 5, comprising the area from Massachusetts Avenue to VFW Parkway, and from Franklin Park to the Brookline line. The planners, Beaton and Holland, recognized this area as more logically being two districts with the dividing line at Heath Street; only the northerly one, Parker Hill - Fenway, which contains the main institutional concentration of the City, belongs to the regional center.
(1) Mimeographed report
(2) Sketch plans and drawings (Brinkers' custody)

(c) South Boston: District 7, by Posner and Gottlieb. Contains the principal port activities, railroad terminal, and the largest potential industrial area of the City. Residential South Boston is probably of minor importance to the regional center.
(1) Mimeographed report
(2) Sketch plans and drawings (Brinkers' custody)

(d) Charlestown: District 3, by Green and Morrison. Charlestown is virtually an island in which the residential core is surrounded by extensive industrial and port activities of regional significance.
(1) Mimeographed report
(2) Sketch plans and drawings (Brinkers' custody)

(e) East Boston: District 4, by Green and Morrison. East Boston contains the airport and important port activities. Its several residential areas have little relation to the regional center.
(1) Mimeographed report
(2) Sketch plans and drawings (Brinkers' custody)

(3) Metropolitan Regional Plan Studies: BCPB staff studies made during 1960, concurrently with the district plans, to supply information and perspective for the General Plan for Boston. A s with district plans, each metropolitan study had staff presentation but no follow-up nor feedback.

(a) Metropolitan Work Areas, by Green - a many-sided work. Of special relevance to the regional center is Sect. 1, (figures on present and prospective employment), Sect. 2, (comparison by activities of Boston with other cities), and Sect. 6, (conceptual metropolitan plan for work areas - see especially the part on Boston and the regional center). See also sketches on metr. work area proposals to supplement report (Green's custody).

(b) Metropolitan Living Areas, by Orent. Contains valuable principals about the function, components, and design of residential areas in general; sketches the historic development of metropolitan Boston communities; and proposes a plan for the distribution and density of housing in the metropolitan area. Note especially discussion of intown residential areas. See also sketches (Orent's custody).

(c) Metropolitan Open Space, by Orent. Contains information on the distribution and character of open space in the region and proposals for the same.

(d) Institutions in the Metropolitan Area, by Posner. Deals with the functions, spatial distribution, space needs, and important trends with respect to institutions. Of special relevance to the regional center is IV (locational factors affecting institutions). See also notes on interviews with institutions (files of Barbour and Orent).

(e) Metropolitan Transportation, by Murphy and Orent. Report never completed. Consult with the two authors about any data or proposals they may have affecting the regional center.

(4) City-wide Systems Plans: BCPB staff studies on the various systems of public facilities made during 1960, shortly following the district planning studies. Some had staff review but none had follow-up.

(a) Schools, by Morrison. By all counts the most important of the systems studies, this was a continuation of the work by Breene in 1958 and of Hodges and Morrison in 1959. Recommendations were based partly on the Strayer and Harvard reports (cited below), and partly on district plan proposals. Inventories were made of all public school facilities and also parochial schools. School space standards were proposed. Note especially proposals for regional center. Proposals were not adjusted to conform to changes in school age population anticipated from renewal program. Report has not yet been written. (See Morrison for further information - material in Brinkers' custody).

(b) Police Stations and Court Houses, by Posner. An inventory of existing facilities and proposals for consolidation of the two systems. Note especially proposals for regional center fire stations. See mimeo report and sketches.

(c) Fire Stations, by Songer. Inventory of existing facilities and proposals for consolidation of the system. See mimeo. report and sketches.

(d) Health Units and Welfare Units, by Gottlieb. Inventory of existing facilities and proposals for new units and consolidation of the systems, including some units in regional center. No mimeo report. See Gottlieb materials in custody of Brinkers).

(e) Public Work Facilities, by Songer. Inventory and proposals, some within regional center. See mimeo report and sketches.

(f) Libraries, the only BCPB systems study that was published. Dated 1955, this report contains reliable inventory, but proposals need updating. Note proposals in regional center.

(5) Suggested Outline for the 1960 General Plan, by Bolan and others, 1960. A valuable set of alternative outlines for the general plan work program and final report - a synthesis of all of the above studies.

(6) General Plan for Boston, 1960 (preliminary)

(a) Mimeographed report, 1961 by Orent.

(b) City-wide sketch plans by Barbour, Holland, Brinkers, and others (each an individual conception).

(c) City-wide sketch plan summaries of the district plans for land use and circulation, residential areas, work areas, public facilities, and others. (Brinkers has most of these).

(d) Statistical summaries of existing and proposed measurements of land use, population, and housing, from the district plans. (Barbour's custody - being mimeographed)

(7) Building Accommodations in Boston's Downtown and Back Bay Business District, 1953 by Hodges. Mimeographed report gives results of 1953 floor space inventory. The same inventory was used in the 1960 CBD report but including additional areas in Back Bay. This report is still reasonably up to date due to paucity of new construction in Boston.

(8) Retail Core Study, 1959, by Kaplan. Consists of a series of site plans, sketches, and perspective drawings of downtown retail core proposals. See also Levine's notes on Retail Core (Orent's custody)

(9) South Station Terminal Center Study, done in 1958 for the South Station garage Committee by Kaplan and Tapé of BCPB staff. Consists of site plans and perspective sketches (Orent's custody), and mimeographed report. (This proposal never got anywhere).

(10) Stadium Study, by Kaplan, and Tapé, 1959. A referral from the Mayor to select alternative sites for an all-weather stadium for Boston. Drawings of proposed stadium and map of suggested sites. See also Levine's notes and sketches (Orent's custody).

(11) General Plan (outline), by Hodges, 1959. The beginning of a more complete work to provide a theoretical framework for the General Plan for Boston, 1960. A work without parallel in this office for its profundity, obscurity, and concisness. Includes some "general specifications" and prospectus on "Downtown," and "Place of Residence". Later sections were to have covered " Greenspace," Institutional locus, Port, and Crossroads". No sketches accompany. (A few mimeo copies still available - Orent's file).

(12) The Future of Medical Facilities, by Orent, 1958. An excellent analysis of existing conditions and trends in medical technology and facilities, in general and in Boston in particular. Discusses factors affecting amount and distribution of medical facilities, space and location requirements, and functions and linkages. Includes inventory of medical facilities in regional center. Mimeographed report.

(13) Notes Toward a General Plan for the South End, by Barbour, 1959. Done before the present renewal program started, this analysis and proposal is based on a somewhat larger area than the present project area. (Mimeo report and sketch plans - Barbour's custody).

(14) Transportation Policy for Boston, by Levine, 1959. The meat of this policy statement went into the CBD Report. It ended up largely as a promotional document for the Inner Belt. Neglects mass transit to greater extent than Levine intended, a neglect that he corrected in CBD Report. Never adopted as BCPB policy. Mimeo report.

(15) Preliminary Report on Buildings Architecturally and/or Historically Significant within Boston's Downtown North GNRP, by Lyons, 1961. The most complete inventory produced to date in this office and elsewhere of architectural and historic sites in this most historic section of Boston. The result of considerable historic research, this work may be followed by similar inventories of other historic areas. Mimeo report. See Miss Lyons for further information on historic sites.

(16) Basic Policy for Formulating General Plan for Boston, by Bell, 1959. A goal statement for cities in general, consisting of a discussion of certain abstract qualities and how they might be applied to the various functional elements of a city. A re-draft of this report, entitled Framework of Objectives for Formulation of General Plan is less complete and probably less useful to regional center planners. The latter half of the re-draft (beyond p. 30) of which only one copy exists, contains application of the theory.

II Non-duplicated Work of BCPB Staff - consisting mostly of statical inventory, program data, papped informative, and notes on existing conditions and proposals. These items do not lend themselves to reproduction. Some served as resource material for the above staff reports. They should mostly be considered in the category of basic data.

(1) Central Area Studies of 1952-56 by Pollard and others (Barbour's file)

(a) DDetailed inventory of land use, population, housing, and related data as of 1950 for the North End, West End, Beacon Hill, Back Bay, South End, Inner Roxbury, and summaries, listed by so-called study area. Population and housing derived from 1950 census and 1951 lodging house inventory. Land use inventory is listed by block and study area and based on assessors data and Sandborn atlas. The central residential areas were divided into a total of 40 study areas which were inventoried, and several mixed use areas which were not. Study areas do not correspond with census tracts. North End data was lost and West End data superseded by redevelopment. All population and housing figures now rendered obsolete by 1960 census.

(b) Prospective programs "for future land use, population and housing tabulated in parallel columns with above inventory data (on same sheets) for the same study areas and districts, based on carefully worked out assumptions of density, family size, net migration, space-use standards, and replacement through urban renewal. Mimeo report (Orent's file) gives general method and description).

(c) Summaries of above inventories and programs of Central Area Study made by Schaffer and Brinkers in 1958.

(d) Summaries of above inventories plus additional census data made by Hullinger and Barbour in 1960.

(2) Floor Space Inventory of the CBD, made by BCPB staff in 1953-54. Survey extended in 1959 to cover entire CBD as defined in 1960 CBD report. Original survey sheets (Barbour's file) list specific uses by structure. Summary sheets (Orent's file) give total floor space in each of eight use classifications by block, sub-section, and section, together with gross and net developed area, and average FAR. This data was mapped for each use category plus summary by section of CBD. The CBD inventory and central area studies together cover nearly all of Boston Proper (with some overlaps and holidays). Mimeo report (Orent's file) gives general method.

(3) Capacity Study of the CBD by floor space and acreage for the same use classifications as above made by Shaw in 1958-59. Based upon the same CBD boundaries as above, broken down by block and section, this study presented in parallel columns the existing space-use inventory and a forecast of the same for 1980. In making the forecast, Shaw assumed that by 1980 certain "given buildings" would remain, certain street changes and land use changes would have occurred, and that the balance of the CBD area available for new development would have become developed at a high and low percentage change assumed for each district to an amount, in gross floor space, and at a disposition permitted under the City's new zoning ordinance. A series of maps identifies "given buildings," street and land use changes, and net development area. (work sheets and maps in Orent's and Barbour's custody) No report or summary statement written.

(4) Notes on the Programs of Institutions, made by Barbour, Posner, and others in 1958-59 in interviews with the representatives of major institutions in the regional center. Notes contain much confidential information about expansion plans of institutions, some of which has been made public. Several typed sets of notes exist (Barbour's file and Orent's file).

(5) South Station, South Bay, Waterfront Area. Much undigested material exists on this complicated area. See Levine's notes (Orent's file), studies and drawings by de Simone (Barbour's file). See especially an excellent summary report covering all proposals for the South Bay - South Station area by O'Brien and Cassidy in 1959. (Only one typed copy exists)

(6) Notes on the CBD and related subjects from 1958 on by Orent.

(7) Notes on the CBD, regional center, and countless related subjects - all very much undigested but highly categorized, collected by Levine 1957-60 (Orent's custody).

III. Published Material from Outside BRA Office - material having special application to Boston's regional center, reasonably current, and of reliable technical quality (i.e., not promotional brochures):

A. Transportation and Movement

1. Report of the Legislative Commission on Rapid Transit, the so-called "Coolidge Report," 1945. Still the basic document on expansion of the Boston metropolitan transit system.

2. Proposed MTA Improvements for Prudential and Government Center Projects, report by Deleuw - Cather and Company to the MTA, 1959. Proposed new Stuart - Huntington subway and new Tremont Street subway loop. Killed in Legislature in 1959.

3. Proposed Relocation of Washington Street Transit Line, report by Deleuw - Cather and Company to the MTA, 1955. Never seriously considered by Legislature.

4. Proposed Conversion of Old Colony Force, report by Deleuw Cather and Company to the South Shore Transportation Commission, 1959. State exercise of Old Colony option voted by 1961 Legislature.

5. Rail Commutation Service West of Boston, by Boston and Western Suburbs Transportation Council, Inc., 1961.

6. Master Highway Plan, 1948, for the Boston Metropolitan Area, by the Joint Board for the Metropolitan Master Highway Plan, the so-called "Maguire Report." Still the basic document on the metropolitan expressway system, which had been proposed in part by the 1931 "Whitten Report" and others. About half the proposals of the Maguire Report have been executed; the rest are in the planning stage and form essential parts of the new federal interstate system, for which federal funds have been earmarked. The integrity of this master concept has stood the test of time better than most and been upheld by subsequent studies.

7. Proposals of the joint consultants, Hayden, Harding and Buchanan and Charles Maguire Associates to the DPW, on completion of the Boston Metropolitan Expressway System, 1960. This generally upheld the Maguire plan and proposed several alternate routes for each expressway. Study of these alternatives is still going on by the DPW and BPR. The BCPB endorsed the inner belt and favored a certain alignment for the same.

8. Boston College Seminar Research Bureau - Study of Urban Transportation; vol. III - An Evaluation of Transportation Needs; 1961. Done by Bob Davidson (who used to be on the BCPB staff), this is that part of the three-volume study of transportation needs of the metropolitan area containing his recommendations.

9. Cordon Count of Downtown Boston, The Boston Traffic Commission, 1954.

B. Regional Center Activities and Land Uses

1. Boston Port Commission report on Port Development, about 1955, and subsequent reports by the Commission and its successor, the Massachusetts Port Authority.

2. Economic survey of proposed Massachusetts Wholesale Produce Market in the (South Bay) Boston, 1952, by Coverdale and Colopitts, Engineers. Also see subsequent reports by United States Department of Agriculture and others updating original proposal.

3. Boston Terminal Area Development, proposals by I. M. Pei and Associates for Webb and Knapp, Inc., 1956. A bold new proposal for South Bay, South Station, South Boston, South Cove, New York Streets areas by the famous New York developer (Zeckerdorf), which however showed little sensitivity for Boston or understanding of its problems. See also Preliminary Research Report by Webb and Knapp, 1957.

4. North Station Area, report by Advance Planning Association for the North Station Merchants Association, 1960. Relates closely with Government Center project.

5. Preliminary Research for Redevelopment of Boston's Retail District, by Arthur D. Little, Inc., to the BCPB, 1957.

6. Downtown and Suburban Shopping Habits Study of Greater Boston, 1954, by Boston University College of Business Administration for Boston Harold-Traveler.

7. A Report on Downtown Boston by the Greater Boston Economic Study Committee, 1959. Unique data in this report is DES figures by 2-digit classifications for the CBD alone, as well as City and metropolitan area.

8. Greater Boston Business, by GBESC, 1959.

9. Government Center report by I. M. Pei, Associates to the BRA, 1961. See also report on circulation for Government Center by Baston and Ashmon, Engineers for I. M. Pei, Associates; and also rapid transit report for Government Center by Colonel Bingham for the MTA. None of these yet available.

10. New England Medical Center expansion program, by Kevin Lynch, 1955.

11. Boston City Hospital program, by a New York consulting firm, 1959. Report never made public.

12. Look to the Schoolhouses, Harvard Graduate School of Education, Center for Field Studies, 1953.

13. Land Use in Central Boston, by Walter Firey, Cambridge, 1946. A highly technical case study of Central Boston showing the relation of social values to land use.

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14. Topographic History of Boston, by Walter Whitehi
1959.

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